



Pinsent Masons

15 Craigentarrie Mews,
Balerno, Edinburgh, EH14 5FA

The Annick is perfectly arranged for a contemporary family lifestyle. The spacious lounge is complemented by an open plan kitchen/dining area where French doors lead out onto the rear garden to allow the natural flow of the home to continue, while a separate vestibule and built-in storage help keep your busy household clutter-free.

Upstairs, three well-proportioned bedrooms offer a comfortable sanctuary, with two also featuring fitted wardrobes, as well as a stylish family bathroom.

Criteria apply to these homes.

Please contact our Sales Consultants to discuss further

Parking

This home has private allocated parking

Garden

The home has a spacious rear garden.

Location

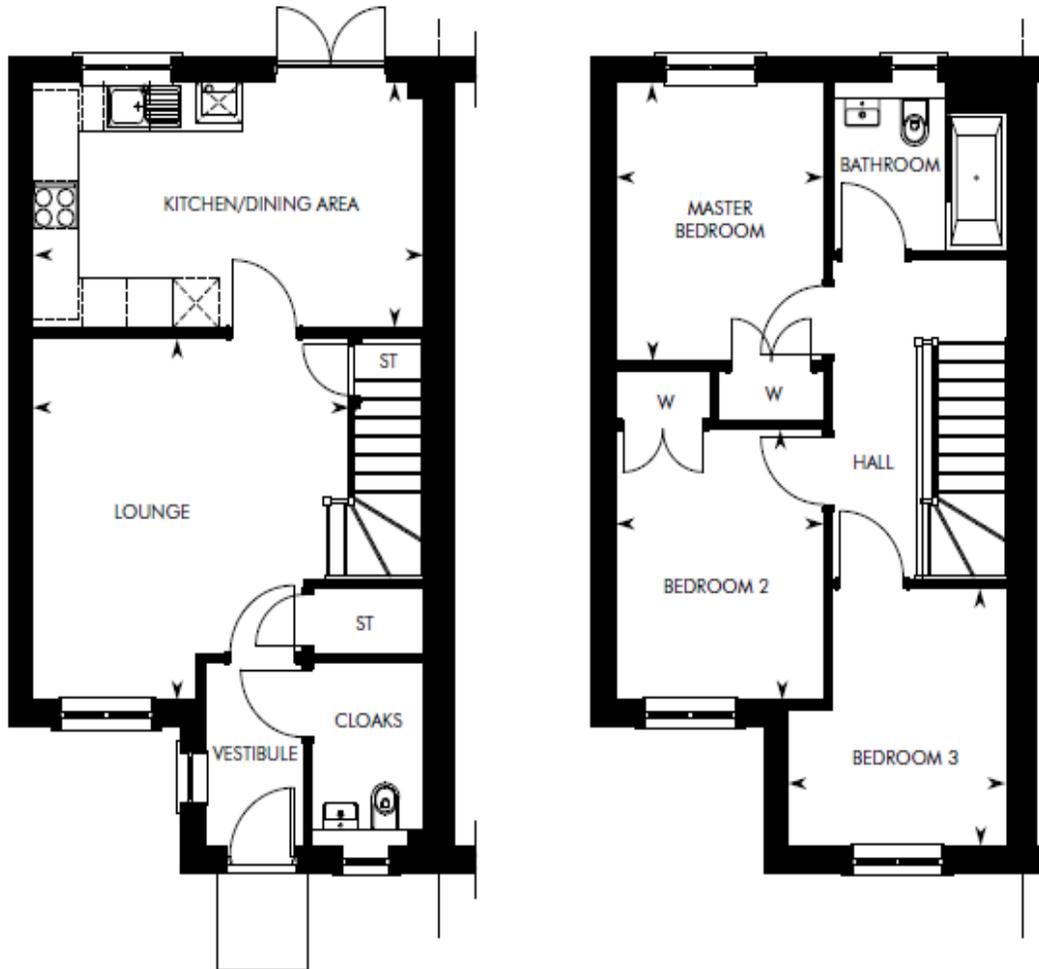
Commuters from Kingfisher Park will certainly appreciate the convenient access it offers to the A70 and Edinburgh City Bypass. Direct motorway links will also enable you to connect with Glasgow via the M8, head north via the M90, or venture south into the heart of Lanarkshire countryside.

If you'd rather take the train, you can hop on from nearby Curriehill station and be at Edinburgh Waverley in around 20minutes, and there are frequent buses in and out of the city centre as well. And whether you're flying for business or pleasure, Edinburgh International Airport is just a short seven mile drive away

EPC Rating B







**THE ANNICK
3 BEDROOM TERRACED OR SEMI-DETACHED HOME**

	M	FT
Ground Floor		
Kitchen/Dining Area	5.14 x 3.01	16' 10" x 9' 11"
Lounge	4.44 x 4.19	14' 6" x 13' 9"
First Floor		
Master Bedroom	3.42 x 2.74	11' 3" x 8' 11"
Bedroom 2	3.32 x 2.74	10' 11" x 8' 11"
Bedroom 3	3.17 x 2.87	10' 5" x 9' 4"

Pinsent Masons LLP

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